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Auctions

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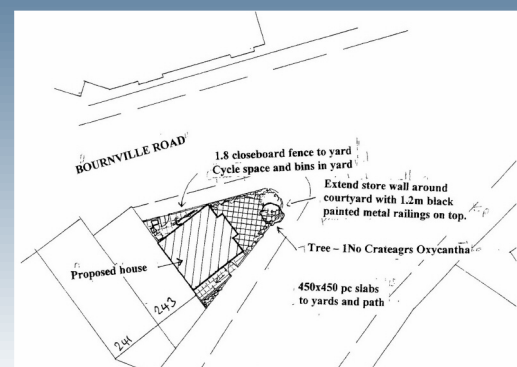
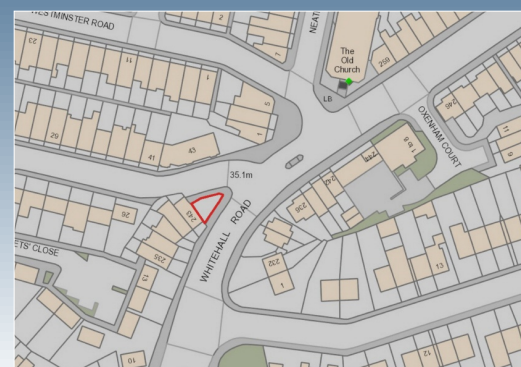
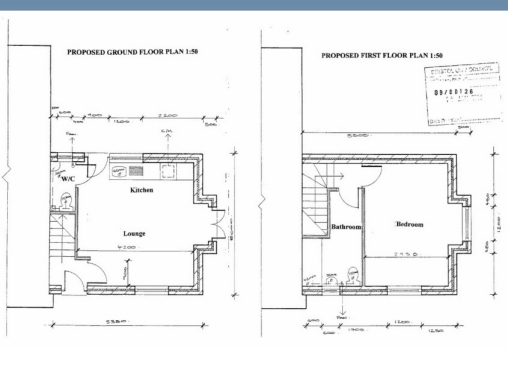
auctioneers



LOT 10 - Land Adjoining, 243 Whitehall Road, Whitehall, Bristol, BS5 7BJ

For auction Guide Price £30,000 to £40,000 +

GUIDE PRICE £30,000-£40,000. Parcel of land with lapsed planning for the erection of a two storey one-bedroom house situated in a popular residential location and close to local shops and amenities on Church Road in St George.



LOT 10 - Land Adjoining, 243 Whitehall Road, Whitehall, Bristol, BS5 7BJ

FOR SALE BY AUCTION

This property is due to be auctioned on the 28th November 2017 at The Grace Room, The Bristol Pavilion, County Ground, Nevil Road, Bishopston, Bristol at 7pm.

VIEWING

Open for inspection

SUMMARY

LAND WITH LAPSED PLANNING CONSENT

DESCRIPTION

Parcel of land with lapsed planning for the erection of a two storey one-bedroom house. The site is situated in a popular residential location providing easy access to the shops and amenities on Church Road in St George.

LOCATION

The site is situated adjacent to 243 Whitehall Road at the junction with Bourneville Road. Good transport links are provided to the City Centre and the shops and amenities on Church Road in St George are within easy reach.

PLANNING

We understand planning consent was granted in 2009 for the erection of a 2 storey one-bedroom house but that the consent has now lapsed.

Application No.

09/00126/F.

Description of Development

Erection of 2 storey extension to accommodate a one-bedroom dwelling house.

LOCAL AUTHORITY

Bristol City Council.

SOLICITOR

Mr S Parker
Barcan + Kirby
111/117 Regent Street
Kingswood
Bristol BS15 8LJ
Telephone: 0117 325 2929
Email: s.parker@barcankirby.co.uk

BUYERS PREMIUM

Please be advised that all purchasers are subject to a £750 plus VAT (£900 inc VAT) buyers premium payable upon exchange of contracts.

*GUIDE PRICE

Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be

offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

PROXY BIDDING

If you are unable to attend the auction then you can submit a proxy bid. This will authorise a representative of Maggs & Allen to bid on your behalf up to a pre-set amount. The proxy bidding form is available to download from our website. The completed form, ID (driving licence or passport and a recent utility bill stating the home address of the purchaser) and 2 cheques (one for the 10% deposit and one for the buyers premium of £900 inc VAT) is required by the auction department no later than 4pm on the day of the auction.

ATTENDING THE AUCTION

If you are intending to bid and are successful, the following will be required:

- * Proof of identity (valid passport or photo driving licence).
- * Proof of address (bank statement, recent utility bill, council tax bill or tenancy agreement).
- * 10% deposit payment.
- * Buyers premium payment.
- * Details of your solicitor.

DEPOSIT & BUYERS PREMIUM PAYMENTS

Forms of acceptable payment:

- * Cheque
- * Bankers Draft
- * Debit Card Payment

For card payments:

Please ensure that you advise your bank of the potential payment prior to the auction.



Auction, Commercial & Chartered Surveyors

22 Richmond Hill, Clifton
Bristol, BS8 1BA

Estate Agents & lettings

60 Northumbria Drive, Henleaze
Bristol, BS9 4HW

Maggs & Allen use all reasonable endeavors to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate.

It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angle lens.

Any site and floor plans provided are for indicative purposes only and should not be relied upon.

